

MR R RAO



**ES LANDSCAPE
PLANNING**
Part of the ES Group

11 KEWFERRY DRIVE,
NORTHWOOD

Landscape Management Schedules

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1: LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1 (Period between practical completion and the end of rectification period)

Notes: Unless otherwise agreed all works highlighted within this schedule as the responsibility of the landscape contractor are to be undertaken by the landscape contractor responsible for the installation of the relevant works.

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly/As required	Landscape Contractor
	Manual weed control	To ensure successful establishment of planting and hard surfaces remain weed free.	To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Contractor
	Chemical weed control (non-residual)	To ensure successful establishment of Planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Contractor
		To ensure all hard surfaces remain weed free.	Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Contractor
	Feeding	To ensure ongoing success of landscape planting.	Slow acting organic fertiliser applied to planted areas as considered necessary and raked into top 50mm of surrounding soil. To be spread evenly and replace any mulch materials.	Annually in early spring	Landscape Contractor
	Manual cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from chewing gum, staining and moss / algae build up / debris and trip hazards	Undertaken using hand tools.	Monthly	Landscape Contractor
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Contractor
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Contractor
	Watering	All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Contractor
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Contractor
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non-toxic to humans and animals, and 100% biodegradable and eco-friendly.	As required during winter months	Landscape Contractor
Amenity Grass Areas	Grass cutting to height of between 25-30mm arisings spread on site if suitable.	To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times.	The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding / turfing.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Contractor
	Grass edging	To maintain high standard of appearance.	To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
	Over-seed / re-seed bare patches and areas of amenity grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape Contractor
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success		Monthly	Landscape Contractor
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Contractor
Existing Hedges	Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually.	To promote ongoing healthy future growth and maintain shape of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Contractor
	Height of formal existing hedgerows to be maintained at 1.2-1.5m, mixed native hedgerows and boundary hedges allowed to grow taller and/or maintained at existing height or as specified.	To promote ongoing healthy future growth and maintain shape and height of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Contractor
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Contractor
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Contractor
Boundary Treatments (Inc Fencing & Gates)	Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self-closing gates).	To maintain high standard of appearance and functionality of all boundaries, fencing and gates. To ensure access to existing watercourse is restricted.	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity.	Monthly	Landscape Contractor
	Re-stain timber fencing, seating, play equipment and other timber features as necessary. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance.	To ensure longevity of the equipment in line with manufacturer's recommendations.	All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.	As required and in accordance with manufacturers guidance (Annually)	Landscape Contractor
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Contractor
Water Features including Streams & Ponds	Regular checking of all water features, their water pumps, surfaces, fixtures and fittings. Removal of leaves, litter, debris and other objects.	To ensure feature is functioning properly, and to maintain its appearance.	Where defects occur, features are to be isolated from the electricity supply and labelled as 'out-of-order' immediately to ensure safety, with repairs undertaken at the earliest opportunity. Replace items under manufacturers guarantee where possible.	Monthly	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Annual Defects Review / Snagging	Review of all landscape areas and planting to identify all defect requirements.	To ensure any areas where previous planting works have been unsuccessful are replaced with new to match original, or an agreed variation within defects period.	Undertaken by Landscape Architect, Client representative , Main Contractor and the relevant landscape contractor	Just prior to end of defects liability period.	Landscape Architect, Landscape & Main Contractor, Client Rep

2: LANDSCAPE MAINTENANCE SCHEDULE – ONGOING FOR A MINIMUM PERIOD OF 5 YEARS (following completion of Contractor's 12 months maintenance / rectification period)

Notes: Unless otherwise agreed all works within this schedule are the responsibility of the nominated landscape maintenance contractor / private landscape management firm / estate managing agent as instructed on behalf of the client. Timings for operations are indicative and for guidance only and will be subject to site specific and/or client requirements. Additional maintenance requirements for specialised equipment may be necessary – refer to manufacturer's guidance.

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Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Maintenance Firm
	Manual weed control	To ensure ongoing success of landscape planting and hard surfaces remain weed free.	To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Maintenance Firm
	Chemical weed control (non-residual)	To ensure ongoing success of landscape planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Maintenance Firm
		To ensure all hard surfaces remain weed free.	Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Maintenance Firm
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Maintenance Firm
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Maintenance Firm
	Watering	All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Maintenance Firm
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Maintenance Firm
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly.	As required during winter months	Landscape Maintenance Firm
Amenity Grass Areas	Grass cutting to height of between 25-30mm arisings spread on site if suitable.	To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times.	The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeded / turfing.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Maintenance Firm
	Grass edging	To maintain high standard of appearance.	To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Maintenance Firm
	Over-seed / re-seed bare patches and areas of grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Check tree stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Maintenance Firm
	Crown lift specimen trees as they mature where necessary to ensure clear sight lines / activity zones and footways / roadways.	To ensure clear sight lines / activity zones and footways / roadways and avoid vandalism.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Bi-Annually	Landscape Maintenance Firm
Existing Hedges	Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually.	To promote ongoing healthy future growth and maintain shape of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Height of formal existing hedgerows to be maintained at 1.2-1.5m, mixed native hedgerows and boundary hedges allowed to grow taller and/or maintained at existing height or as specified.	To promote ongoing healthy future growth and maintain shape and height of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Maintenance Firm
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Maintenance Firm
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Maintenance Firm
Boundary Treatments (Inc Fencing & Gates)	Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self closing gates).	To maintain high standard of appearance and functionality of all boundaries, fencing and gates. To ensure access to existing watercourse is restricted.	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity.	Monthly	Landscape Maintenance Firm
	Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance.	To ensure longevity of the equipment in line with manufacturer's recommendations.	All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.	As required and in accordance with manufacturers guidance (Annually)	Landscape Maintenance Firm
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Maintenance Firm
Water Features including Streams & Ponds	Regular checking of all water features, their water pumps, surfaces, fixtures and fittings. Removal of leaves, litter, debris and other objects.	To ensure feature is functioning properly, and to maintain its appearance.	Where defects occur, features are to be isolated from the electricity supply and labelled as 'out-of-order' immediately to ensure safety, with repairs undertaken at the earliest opportunity.	Monthly / as required	Landscape Contractor



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